



Marina
St. Leonards-On-Sea, East Sussex TN38 0BP
Offers in excess of £375,000 Leasehold

**Wyatt
Hughes**
Residential Sales

Marina, St. Leonards-On-Sea, East Sussex TN38 0BP

Soar above the ordinary: A unique two bedroom apartment with mezzanine level and balcony, along with private parking bay and glorious sea views.

Imagine waking up to breathtaking sea panoramas and the gentle sound of waves lapping at the shore. This captivating two-bedroom flat on Marina offers an unparalleled living experience, boasting soaring ceilings, mezzanine level, a private balcony, and mesmerizing sea views that stretch as far as the eye can see. A rare feature of this home is the private parking bay, to the rear.

Dramatic living space: Be wowed by the grand volume created by the high ceilings and elegant entrance hall, which allows light to pour through. This expansive space is perfect for entertaining, relaxing, and soaking in the captivating sea vistas through large windows.

Mezzanine level: This unusual feature adds an extra dimension to the flat, ideal for creating a dedicated work area, a cozy reading nook, or even a guest sleeping space. It is currently set up as dining area.

Two well-proportioned bedrooms: Each bedroom provides a tranquil retreat, offering ample space and comfort, the front bedroom offers an extra bonus of built in wardrobes and drawers.

Another added benefit is the good sized bathroom and kitchen spaces.

Private balcony: Extend your living space to the outdoors and enjoy the fresh sea air while basking in the stunning sea views from your private balcony. The terrace is part of the original masterplan for Burton's Saint Leonards designed by Decimus Burton and built circa 1850.

St. Leonards charm: Immerse yourself in the vibrant atmosphere of St. Leonards, with its selection of trendy cafes, restaurants, and boutique shops. Enjoy leisurely strolls along the promenade, explore the nearby historic Hastings Old Town, or participate in various water sports activities.

- Leasehold
- 999 Year Lease From 2009
- £0 Ground Rent
- Private South Facing Balcony
- Popular Marina Location
- Two Bedroom Apartment With Unusual Mezzanine Level
- £2,231.45 Service Charge Per Annum
- Private Parking Bay
- Council Tax A
- EPC C



Marina
 Approx. Gross Internal Floor Area
 1,066 sq. ft / 98.99 sq. m

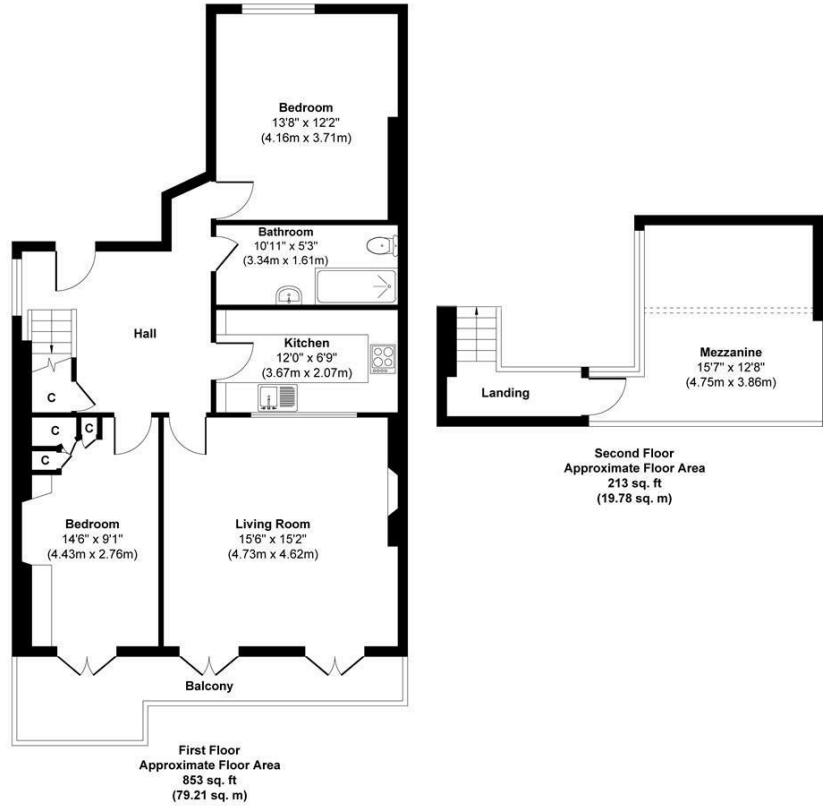
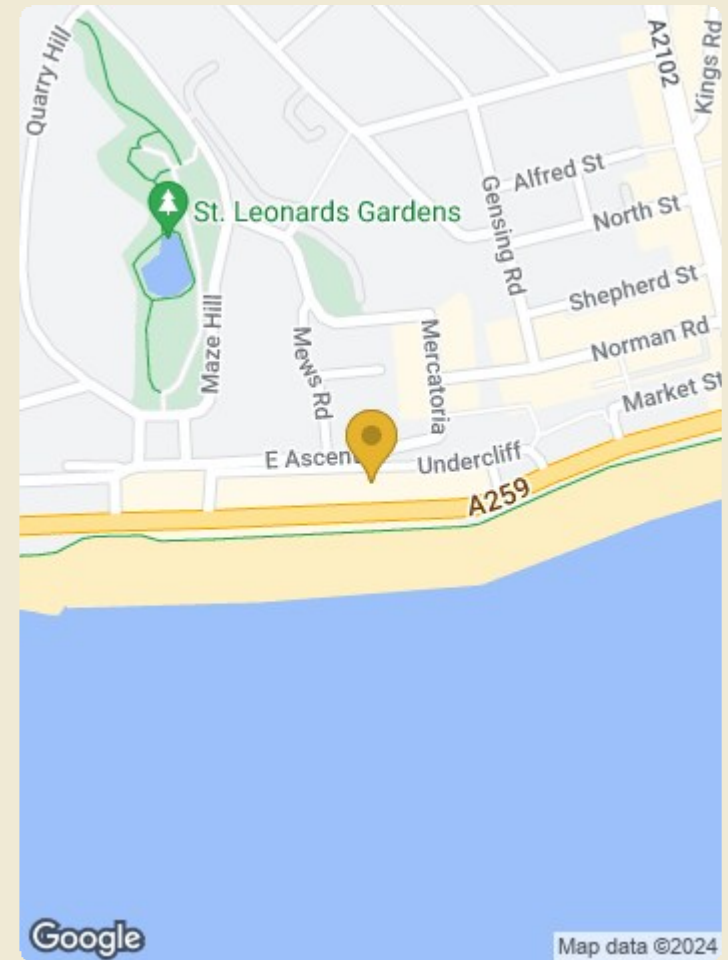


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	75 → 81	England & Wales
			EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

